091.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	617,200 / 617,200
					USE VALUE:	617,200 / 617,200
					ASSESSED:	617,200 / 617,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		ROCKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KULKARNI ASHISH A &
Owner 2:	RAO POORNIMA S
Owner 3:	
Street 1:	42 ROCKLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARSHALL BARBARA A -
Owner 2:	-
Street 1:	42 ROCKLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .075 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1974, having primarily Wood Shingle Exterior and 1274 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3284.000	254,200		363,000	617,200
Total Card	0.075	254,200		363,000	617,200
Total Parcel	0.075	254,200		363,000	617,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.46 | /Parcel: 484.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58608

GIS Ref

GIS Ref

Insp Date 04/09/09

!7396!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	254,200	0	3,284.	363,000	617,200		Year end	12/23/2021
2021	101	FV	247,100	0	3,284.	363,000	610,100		Year End Roll	12/10/2020
2020	101	FV	247,100	0	3,284.	363,000	610,100	610,100	Year End Roll	12/18/2019
2019	101	FV	208,300	0	3,284.	368,100	576,400	576,400	Year End Roll	1/3/2019
2018	101	FV	208,300	0	3,284.	274,800	483,100	483,100	Year End Roll	12/20/2017
2017	101	FV	208,300	0	3,284.	248,900	457,200	457,200	Year End Roll	1/3/2017
2016	101	FV	208,300	0	3,284.	238,500	446,800	446,800	Year End	1/4/2016
2015	101	FV	204,700	0	3,284.	202,200	406,900	406,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:30:21

LAST REV

Date	Time
11/10/15	08:44:30
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7396

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARSHALL BARBAR	66280-155		10/26/2015		487,500	No	No		
MARSHALL WILLIA	27520-447		7/29/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	58608
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2009	Measured	197	PATRIOT
4/10/2000	Inspected	276	PATRIOT
1/28/2000	Mailer Sent		
1/26/2000	Measured	163	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3284		Sq. Ft.	Site		0	70.	1.58	5									362,964						363,000	

Total AC/HA:	0.07539	Total SF/SM:	3284	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	362,964	Spl Credit		Total:	363,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1974	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	27.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	27.5	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	187.110
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350571
Depreciation:	96407
Depreciated Total:	254164

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

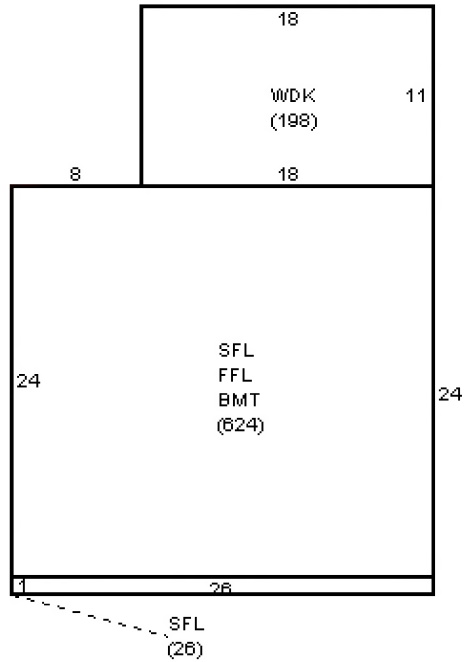
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.11
Special Features:	0	Val/Su Net:	121.28
Final Total:	254200	Val/Su SzAd	199.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	650	187.110	121,622
BMT	Basement	624	56.130	35,027
FFL	First Floor	624	187.110	116,757
WDK	Deck	198	10.940	2,166

Net Sketched Area:	2,096	Total:	275,572
Size Ad	1274	Gross Area	2096	FinArea	1274
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

091.0-0003-0002.0

IMAGE

AssessPro Patriot Properties, Inc